

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, MARCH 22, 2016
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, MARCH 22, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. SPECIAL BUSINESS:

- 1. MAIN STREET RESLIENCE PLAN – FEBRUARY 2016 DRAFT –** To consider a draft plan for helping small, locally owned businesses in the Main Streets and commercial corridors to better prepare for and respond to a disaster through structural hardening and business planning. The plan seeks to increase the capacity for businesses to weather the impacts of business interruption and minimize physical damage brought on by disasters or threats of disasters. The plan also provides a market analysis of each target corridor that assesses the corridor health, identifies distinct market challenges and assets, and establishes a range of realistic short and medium term opportunities. **(LM)**

B. OLD BUSINESS:

- 2. ZONING DOCKET 011/16 –** Request by JENNIFER K. BAGERT for a text amendment to Article 11 and Appendix A of the Comprehensive Zoning Ordinance to create the HU-RML Low Density Multi-Family Residential District and to specify the district’s consistency with the Master Plan’s Future Land Use Designations. **(LM) (DEFERRED FROM THE MARCH 8, 2016 CITY PLANNING COMMISSION MEETING)**

3. **ZONING DOCKET 015/16** – Request by TCHOUPAZINE, LLC for a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-RM2 Multi-Family Residential District, on Square 113, Lot 30A, in the First Municipal District, bounded by Race, Constance, Euterpe and Annunciation Streets. The municipal address is 921 RACE STREET. (PD 2) (VM) (DEFERRED FROM THE MARCH 8, 2016 CITY PLANNING COMMISSION MEETING)

4. **ZONING DOCKET 017/16** – Request by MAZANT, LLC AND JOHN J. CUMMINGS, III for a Conditional Use to permit a hotel/hostel over 10,000 square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 132, Lots S or S2, 21 or 21A, R1 or R, S, and T, 6 or Pt. 4, 7 and 8, in the Third Municipal District, bounded by Mazant, Chartres, Bartholomew and Royal Streets. The municipal addresses are 600-626 MAZANT STREET, 4024-4030 ROYAL STREET AND 4019 CHARTRES STREET. (PD 7) (SL) (DEFERRED FROM THE MARCH 8, 2016 CITY PLANNING COMMISSION MEETING)

B. NEW BUSINESS:

5. **ZONING DOCKET 025/16** – Request by ALEMBIC MYRTLE BANKS LLC for a Conditional Use to permit the retail sales of packaged alcoholic beverages in an MU-2 High Intensity Mixed-Use District, on the entirety of Square 279, in the First Municipal District, bounded by Thalia, South Rampart and Erato Streets and Oretha Castle Haley Boulevard. The municipal addresses are 1307 ORETHA CASTLE HALEY BOULEVARD. (PD 2) (VM)

6. **ZONING DOCKET 026/16** – CITY COUNCIL MOTION NO. M-16-29 for a Text Amendment to the Comprehensive Zoning Ordinance relative to the GPD General Planned Development District where applied in Planning Districts 9 and 10 to allow all of the uses allowed by the Light Industrial District. (NK)

7. **ZONING DOCKET 027/16** – 5243 CANAL LLC for a Conditional Use to permit a commercial development over 5,000 square feet in floor area in an S-LB2 Suburban Lake Area Neighborhood Business District, on Square 240, Lots 12, 13, 14, 15, 15-A, 16, and part of Lot 17, in the Second Municipal District, bounded by Canal Boulevard, Rosedale Drive, Conti Street and Weiblen Place. The municipal addresses are 5243-45 CANAL BOULEVARD, 208 ROSEDALE DRIVE, AND 5206 CONTI STREET. (PD 5) (DG)

8. **ZONING DOCKET 028/16** – Request by STARBURST PROPERTIES NO. 2, LLC for a Conditional Use to permit a parking lot providing off street vehicle parking for non-residential uses within 300 feet in an S-LRS1 Suburban Lakeview Single-Family Residential District, on Square 52, Lots 14-18, in the Second Municipal District, bounded by Conrad and Wuerpel Streets and Robert E. Lee

and Milne Boulevards. The municipal address is 7107 WUERPLE STREET. (PD 5) (SL)

9. **ZONING DOCKET 029/16** – Request by GLK LP AND CG PARTNERS LP, ET AL for a Planned Development to allow the adaptive reuse of an existing institutional structure as a multi-family residence in an HU-RD2 Historic Urban Two-Family Residential District, on Square 684, Lots A, B, C, D and Lot 13 or 24, in the First Municipal District, bounded by South Jefferson Davis Parkway, Cleveland Avenue and South Clark and Canal Streets. The municipal address is 131 SOUTH JEFFERSON DAVIS PARKWAY. (PD 4) (NJ)
10. **ZONING DOCKET 030/16** – Request by CITY COUNCIL MOTION NO. M-16-37 for a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Neighborhood Business District, on Square 1084, Lot T or 9, in the Third Municipal District, bounded by Mazant, North Galvez, Bartholomew and North Miro Streets. The municipal addresses are 2138 MAZANT STREET AND 4032 NORTH MIRO STREET. (PD 7) (SK)
11. **ZONING DOCKET 031/16** – Request by CITY COUNCIL MOTION NO. M-16-38 for a Zoning Change from an S-B1 Suburban Business District to an S-RS Suburban Single-Family Residential District, on Square C, Lot 10, in the Third Municipal District, bounded by Robert E. Lee Boulevard and Perlita, Hamburg and Aviator Streets. The municipal address is 6111 PERLITA STREET. (PD 6) (KB)
12. **SUBDIVISION DOCKET 003/16** – Request by 3201 GENTILLY, LLC to re-subdivide Lots 1-A, B, C, and D into proposed Lot B1, Square 4865-4866, Third Municipal District, bounded by Elysian Fields Avenue, Robert E. Lee Boulevard, Marigny Street, and Madrid Street. The municipal addresses are 2200-2208 ROBERT E. LEE BOULEVARD AND 6101-6121 ELYSIAN FIELDS AVENUE. (PD 6) (BN)
13. **SUBDIVISION DOCKET 011/16** – Request by LEON G. ZOLLER to re-subdivide Lots 32-A and 29-H into proposed Lots 32-A1, 29-H1, and 29-H2, Square 10, Metairie Park, Seventh Municipal District, bounded by 14th Street, 16th Street, Fleur de Lis Drive, and Pontchartrain Boulevard. The municipal addresses are 209-227 14TH STREET. (PD 5) (BN)
14. **PROPERTY DISPOSITION 001/16** – Consideration of the sale of a portion of Parcel F, Square 513, First Municipal District, a portion of the public right-of-way adjacent to property address 4417 Earhart Blvd. as shown on a survey by the office of Dufrene Surveying and Engineering Inc., dated December 2, 2014. (PD 4) (SK)

C. OTHER BUSINESS:

- 15. CONSIDERATION - Ratification of Actions Relative to Certified Subdivisions.
(SKK)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the February 29 and March 8, 2016 meetings.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk